

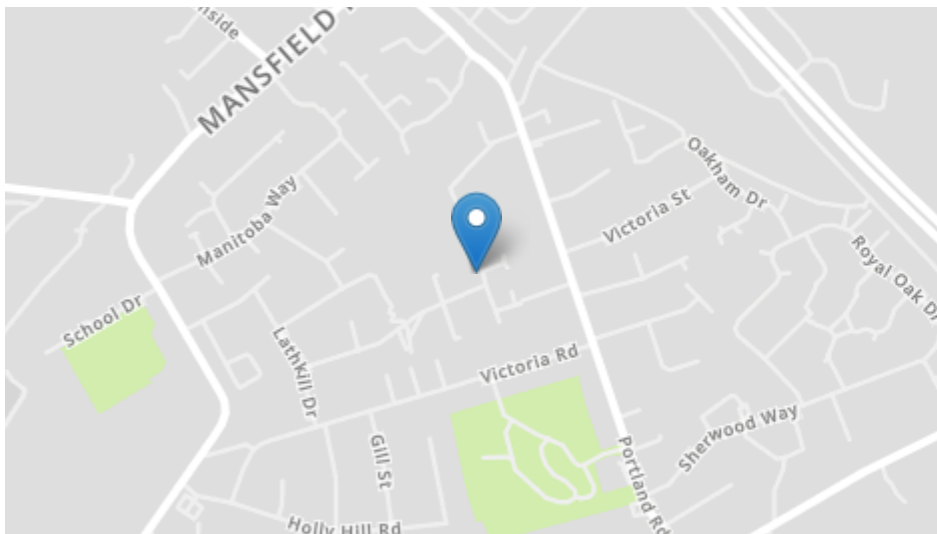
Penrose Court, Selston, NG16 6RH

Offers Over £290,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 28842926

- Detached Home
- 4 Bedrooms
- Spacious Lounge & Dining Room
- Modern Fitted Breakfast Kitchen
- Conservatory & Downstairs WC
- En Suite & Family Bathroom
- Driveway & Garage
- Low Maintenance Rear Garden
- No Upward Chain

Our Seller says....



Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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*** YOUR FOREVER HOME IS RIGHT HERE! *** NO CHAIN *** This charming FOUR bedroom detached family home is located in a popular area of Selston with many great amenities nearby. Comprising of an entrance hallway, downstairs WC, lounge, dining room, breakfast kitchen, conservatory, integral garage, 4 bedrooms with master en suite and family bathroom and to the outside a private driveway and garden to rear. Four bedroom detached houses like this are a bit of a rarity at the moment in Selston, so when one does come available, do the right thing and call us immediately to book your viewing! This charming home located in a quiet development of modern homes will NOT stay on the market for long!

Ground Floor

Entrance Hall

UPVC entrance door to the front, radiator and Karndean wood effect flooring. Doors to the lounge, breakfast kitchen, wc and garage, open to the dining room. Stairs to the first floor.

Breakfast Kitchen

3.84m x 2.63m (12' 7" x 8' 8") A range of matching high gloss wall & base units with solid wood worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including dishwasher, electric oven and hob with extractor over. Plumbing for washing machine, breakfast bar, radiator and tiled floor. UPVC double glazed window to the rear and door to the conservatory.

Lounge

3.72m x 3.64m (12' 2" x 11' 11") UPVC double glazed bay window and French doors to the rear garden. Solid oak floor and 2 vertical radiators.

Conservatory

3.67m x 2.52m (12' 0" x 8' 3") Brick and uPVC double glazed construction with windows to the rear and sides. Tiled floor, wall mounted electric heater and French doors to the rear garden.

Dining Room

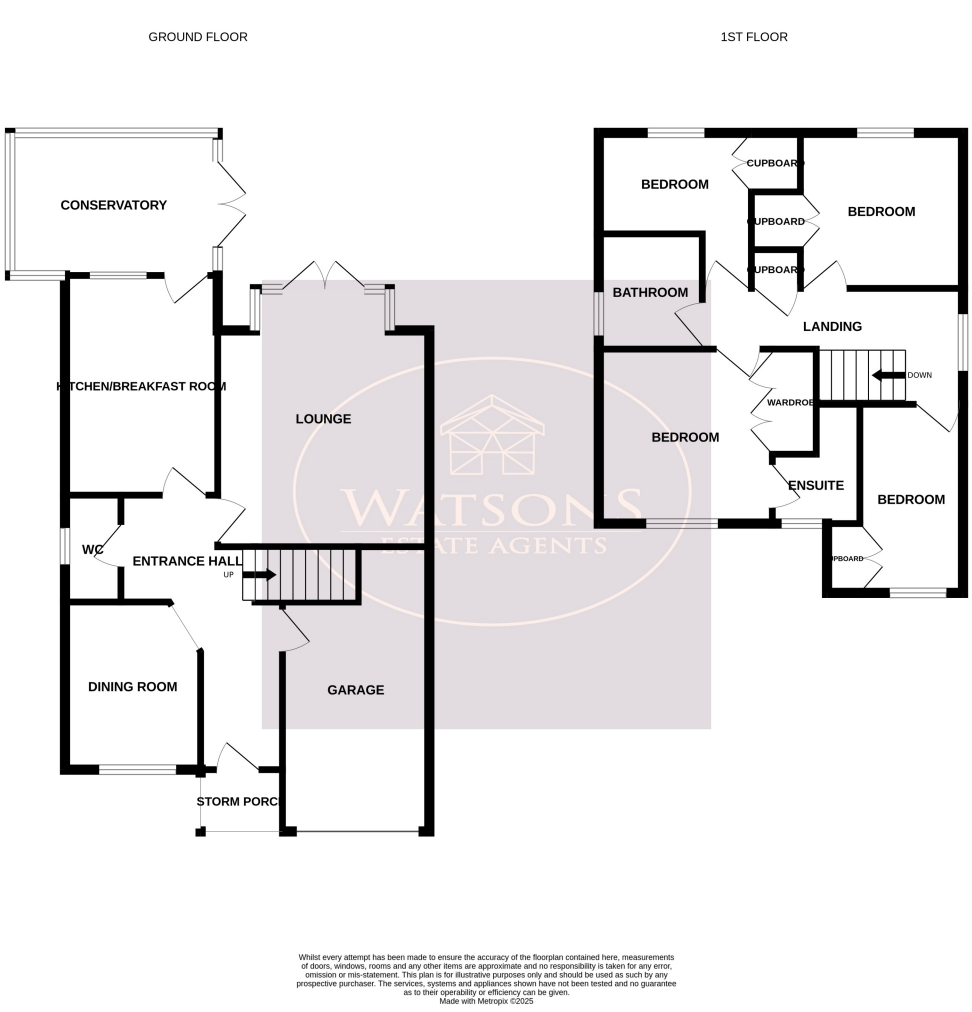
2.96m x 2.39m (9' 9" x 7' 10") UPVC double glazed window to the front, radiator and laminate wood flooring.

WC

First Floor

Landing

UPVC double glazed window to the side, radiator and built in airing cupboard housing the combination boiler. Doors to all bedrooms and the bathroom, access to the attic.



Bedroom 1

3.17m x 2.94m (10' 5" x 9' 8") UPVC double glazed window to the front, radiator, fitted wardrobe and door to the en suite.

En Suite

White 3 piece suite comprising concealed cistern wc, vanity sink unit with storage and shower cubicle with electric shower. Chrome heated towel rail, extractor fan, tiled floor and fully tiled walls. Obscured uPVC double glazed window to the front.

Bedroom 2

2.89m x 2.24m (9' 6" x 7' 4") UPVC double glazed window to the rear, radiator and fitted wardrobe.

Bedroom 3

3.23m x 1.85m (10' 7" x 6' 1") UPVC double glazed window to the front, radiator and fitted wardrobe.

Bedroom 4

3m x 1.79m (9' 10" x 5' 10") UPVC double glazed window to the rear, radiator, laminate wood flooring and fitted wardrobe.

Bathroom

White 3 piece suite comprising concealed cistern wc, vanity sink unit with counter top basin and storage, and double ended whirlpool bath with shower attachment. Tiled floor, chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a brick paved driveway leading to the garage fitted with up & over door. The tiered rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio seating area with steps leading down to an artificial lawn with decorative paving and timber decking with wooden pergola and external power points.